

Westfield-Washington Advisory Plan Commission held a meeting on Monday, February 7, 2011 scheduled for 7:00 PM at the Westfield City Hall.

**Opening of Meeting: 7:00 PM**

**Roll Call:** Note Presence of a Quorum

**Commission Members Present:** Robert Smith, Dan Degnan, Pete Emigh, Cindy Spoljaric, Steve Hoover, Bob Horkay, Danielle Tolan, and Robert Spraeztz

**City Staff Present:** Kevin Todd, Senior Planner

**Approval of the Minutes (January 18, 2011):**

Hoover asked to remove address from 1101-ZOA-01 in the description.

Motion to approve minutes of January 18, 2011 as amended.

Motion: Emigh; Second: Spraeztz; Vote: Passed by Voice Vote

Todd reviewed the Advisory Plan Commission Rules of Procedure as well as Public Hearing Rules of Procedure.

**ITEMS OF BUSINESS**

Case No.	1101-REZ-01
Petitioner	Rick & Jennifer Lane
Description	1901 State Road 32 West; Petitioner requests a change in zoning from the SF-5 District to the GB District of approximately 0.67 acres.

Todd reviewed the history of the petition, stating that this is to change zoning on two lots located at the southwest corner of SR 32 and Eagletown Road, immediately west of the property on the actual corner. He added that the property on the corner is zoned General Business and is also owned by the petitioner. He continued stating that since the last meeting, the following information has been discovered: INDOT does not have any current plans to widen SR 32 in this area and that INDOT will allow a commercial road cut on SR 32 at the time of development of this property. Todd stated that any future expansion of this property may require the need to upgrade drainage or other infrastructure. He noted that the petitioner is aware of this. He also stated that the petitioner has submitted some voluntary commitments regarding the restriction of uses on this property and parking lot screening standards.

Spoljaric asked about the wellhead status in this area, stating that even though this is not a City well, it is a protected area for a public water supply system.

Mr. Rick Lane responded that he is not sure where the well is, but assumed that the Westfield regulations would apply.

Todd stated that Westfield's regulations would not apply in this case, and that staff has diligently pursued getting information from the State regarding the nearby wellhead and has not received a response at this time.

Spoljaric asked about the fence.

Lane discussed fencing options. He also discussed parking sign options.

Hoover asked if it Lane intended to use the existing building.

Lane responded that there are plans to modernize it and make the front facing SR 32 more aesthetically appealing.

Hoover stated that his concerns are in regards to the future vision of Eagletown in the Comprehensive Plan, but he also understands that we need businesses in our community.

Motion: To forward 1101-REZ-01 to the Westfield City Council with a favorable recommendation.

Motion: Hoover; Second: Emigh; Vote: 7-1 (Spoljaric)

Case No.	0608-REZ-06
Petitioner	Estridge Development Company
Description	Walnut Ridge Commitments Amendment; Petitioner requests a change to the written commitments associated with the rezoning of property, as approved by Ordinance 06-50.

Todd reviewed the history of the petition, stating that this is an amendment to voluntary commitments made by the developer in 2006, not a change in zoning.

Mr. Mark Webber, Estridge Development Companies, discussed the style of homes proposed, including pricing. He stated that the reason for the amendment is to reduce the minimum square footage requirements so additional home layouts can be utilized in the subdivision. He reported that at the neighborhood meeting, there was discussion regarding the anti-monotony code, adding new commitments for lots against the tree conservation easement, and making the landscape plan part of the commitments. He concluded by showing examples of the rear elevations.

A Public Hearing opened at 7:42 p.m.

Mr. Larry Clarino expressed confusion with Estridge applying for commitment modifications instead of the developer. He stated that he is a strong supporter of Estridge. He stated that at the neighborhood meeting, Paul Estridge guaranteed that no more than 20% of the homes in the entire development would be ranch-style. He added that he would like to see that added to the written commitments. He also stated that the Brookside community would like to see some larger buffer trees in the tree conservation area. He concluded by suggesting suggested that a resident of Oak Manor and Brookside be on the architectural review committee.

The Public Hearing closed at 7:45 p.m.

Webber responded to public comments stating that there was a lot of discussion regarding the limit on the number of ranch homes. He added that that issue will be addressed for the next meeting.

Spoljaric stated that there is no language regarding landscaping on the trail and believes it would be good to spell out the intended landscaping plan.

Degnan added that he would like to see labels of plants on the landscape plan.

Webber responded this would be addressed for the next meeting.

Case No.	1102-ZOA-02
Petitioner	City of Westfield
Description	Zoning Ordinance Amendment; Petitioner is requesting amendments to sections WC 16.04.010, Y4b (Preexisting Nonconforming Lots, Structures, and Uses); WC 16.04.150, F (Nonconforming Use Specifications); WC 16.04.030 (Residential Districts); WC 16.04.040 (Multifamily Districts); WC 16.04.095 (Temporary Uses and Events); WC 16.04.100, 2Cii (Accessory Buildings); WC 16.04.180, Figure 2 (Use List); and WC 16.04.220, C Step 2, A (Primary Plat Approval) of the Westfield-Washington Township Zoning Ordinance.

Todd reviewed the history of the petition, stating that these things have been identified by staff to be fixed or changed in the ordinance.

A Public Hearing opened at 7:57 p.m.

Ms. Mary Ann Fadae expressed concern about sheds on the property of homes on the lake in Village Farms being the same size and asked for some conformity.

The Public Hearing closed at 7:59 p.m.

Todd responded to public hearing comments stating that the proposed amendment is to modify where storage buildings can be located on the property, not their size.

**ADJOURNMENT** (7:08 p.m.)

Approved (date)

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President, Robert Smith, Esq.

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Vice President, Cindy Spoljaric

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Secretary, Matthew S. Skelton, Esq.